

BILL NO. R-~~85~~ 86-02-21

RESOLUTION NO. R-

24-87

A RESOLUTION of the Common Council of the City of Fort Wayne, Indiana setting forth the policy of the City of Fort Wayne, Indiana in regards to the annexation of the Villas of the Marketplace Annexation Area.

WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in the preparation of the City budget to provide for the furnishing of municipal services to the entire City, including newly annexed areas; and,

WHEREAS, the Common Council of the City of Fort Wayne has before it an Ordinance for the annexation of the Villas of the Marketplace Annexation Area, more specifically described as follows, to-wit:

Part of the Northwest Quarter of Section 20, and the Northeast Quarter of Section 19, Township 31 North, Range 13 East, Allen County, Indiana; more particularly described as follows, to-wit:

Beginning at the intersection of the West right-of-way line of St. Joe Road with the South line of the Northeast one quarter of Section 19, Township 31 North, Range 13 East; thence North along the West right-of-way line of St. Joe Road to the Southwest corner of Ordinance No. X-02-76; thence following in an Easterly direction along the South line of Ordinance No. X-02-76, being the existing City Limits line, to the Southeast corner of Ordinance No. X-02-76; thence in a Northerly direction on the East line of Ordinance No. X-02-76, being the existing City Limits line, to the South right-of-way line of St. Joseph Center Road; thence in an Easterly direction along the South right-of-way line of St. Joseph Center Road to its intersection with the East line of the Northwest quarter of Section 20, Township 31 North, Range 13 East; thence South along the East line of the Northwest quarter of Section 20, Township 31 North, Range 13 East, to the South line of the Northwest quarter of Section 20, Township 31 North, Range 13 East; thence West along the South line of the Northwest quarter of Section 20, Township 31 North, Range 13 East, to its intersection with the West line of the Northwest quarter of Section 20, Township 31 North, Range 13 East; thence continuing West along the South line of the Northeast quarter of Section 19, Township 31 North, Range 13 East, to the point of beginning on the West right-of-way line of St. Joe Road.

1 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
2 THE CITY OF FORT WAYNE, INDIANA:

3 SECTION 1. That in the case of the Villas of the
4 Marketplace Annexation, it is the policy of the City of Fort
5 Wayne to follow the provisions of Section 1.1 of Chapter 2 of
6 the Municipal Code of the City of Fort Wayne, Indiana of 1974,
7 as amended, with regards to the provision of non-capital and
8 capital services to the annexation area.

9 SECTION 2. That it is the policy of the City of Fort
10 Wayne to follow the annexation fiscal plan for said described
11 territory, as prepared by the Division of Community Develop-
12 ment and Planning, which is attached hereto and incorporated
13 herein.

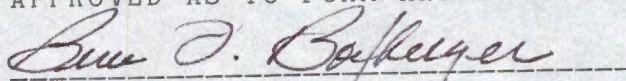
14 SECTION 3. That said plan sets forth cost estimates of
15 the services to be provided, the methods of financing these
16 services, the plan for the organization and extension of these
17 services, delineates the non-capital improvement services to be
18 provided within one (1) year of annexation, the capital
19 improvement services to be provided within three (3) years of
20 annexation, and the plan for hiring employees of other govern-
21 mental entities whose jobs will be eliminated by this annexa-
22 tion.

23 SECTION 4. That said plan is hereby approved and
24 adopted by the Common Council of the City of Fort Wayne,
25 Indiana and shall be implemented upon the date of incorporation
26 of the above described territory into the City of Fort Wayne.

27 

28 COUNCILMEMBER

29
30 APPROVED AS TO FORM AND LEGALITY

31 

32 BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Redd, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Stier, seconded by Redd, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u> | _____ | _____ | _____ | _____ |
| <u>BRADBURY</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>BURNS</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>EISBART</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>GIAQUINTA</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>HENRY</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>REDD</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>SCHMIDT</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>STIER</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>TALARICO</u> | <u>✓</u> | _____ | _____ | _____ | _____ |

DATE: 4-14-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-2487
on the 14th day of April, 1987,

ATTEST:

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Mark E. GiaQuinta

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of April, 1987, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of April, 1987, at the hour of 10 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Admn. Appr. _____

DIGEST SHEET

Q-86-02-21

TITLE OF ORDINANCE Villas of the Marketplace Annexation ResolutionDEPARTMENT REQUESTING ORDINANCE Community Development & Planning

SYNOPSIS OF ORDINANCE Resolution confirms that the City has developed a
definite policy for providing services to the Villas of the Marketplace
Annexation Area. It also clearly links the City's General Annexation
Resolution (Section 1.1 of Chapter 2 of the Municipal Code of the City of
Fort Wayne of 1974, as amended) to the Annexation Area.

EFFECT OF PASSAGE The City will be more secure in meeting State
Annexation Law Requirements.

EFFECT OF NON-PASSAGE _____

MONEY INVOLVED (Direct Cost, Expenditures, Savings) To be explained
by the Fiscal Plan to be prepared by C.D. & P.

ASSIGNED TO COMMITTEE (J.N.) _____

BILL NO. R-86-02-21

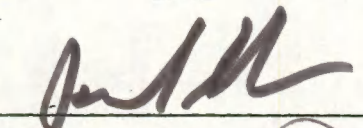
REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council
of the City of Fort Wayne, Indiana setting forth the policy of the
City of Fort Wayne, Indiana in regards to the annexation of the
Villas of the Marketplace Annexation Area

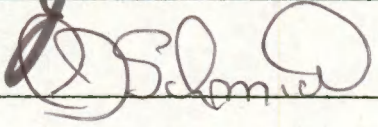
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) Do Pass
(as amended)

YES

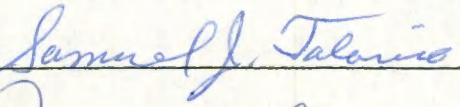
NO



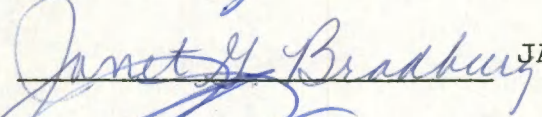
JAMES S. STIER
CHAIRMAN



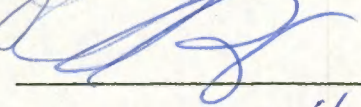
DONALD J. SCHMIDT
VICE CHAIRMAN



SAMUEL J. TALARICO



JANET G. BRADBURY

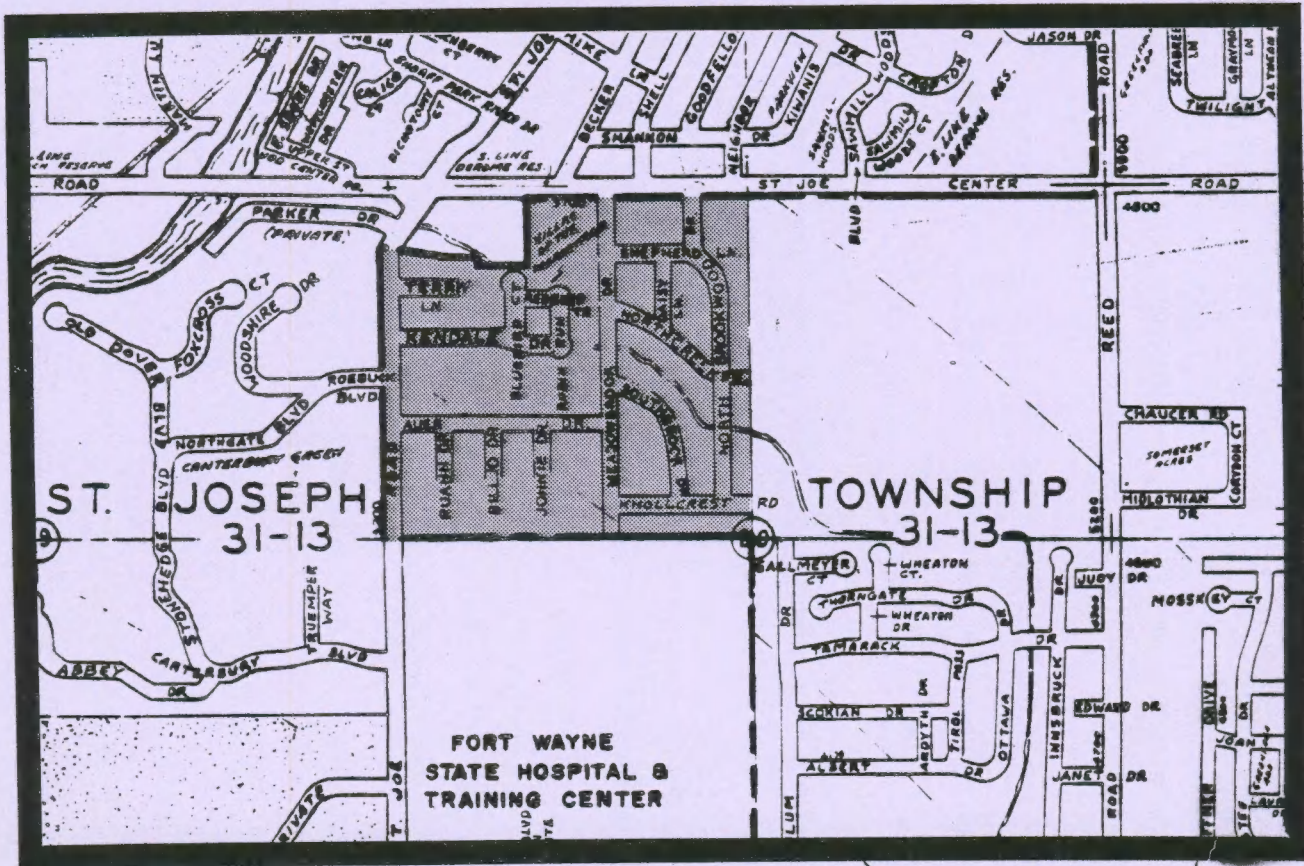


PAUL M. BURNS

CONCURRED IN 4-14-87

SANDRA E. KENNEDY
CITY CLERK

VILLAS OF THE MARKETPLACE ANNEXATION FISCAL PLAN

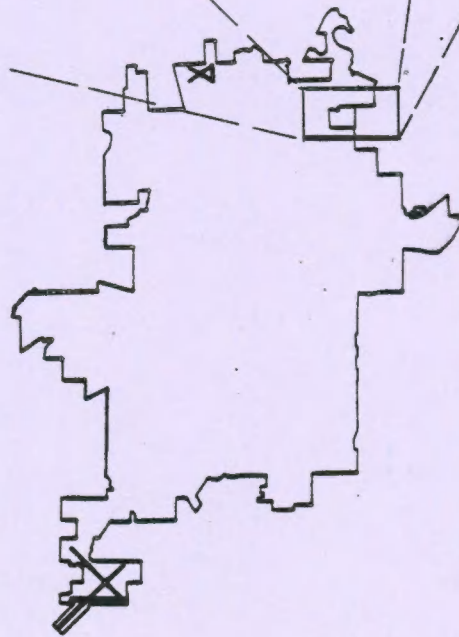


PREPARED BY:



COMMUNITY DEVELOPMENT
AND PLANNING

FEBRUARY 1986



ADMINISTRATION AND POLICY DIRECTION

Win Moses, Jr.
Mayor
City of Fort Wayne

V.C. Seth, AICP
Director of Planning

Fort Wayne City Plan Commission

Benjamin Eisbart, President

Edith Kenna, Vice-President

Melvin Smith, Secretary

Duane Embury
Herman Friedrich
Robert Hutner
David Kiester
John Shoaff
Stephen Smith

RESEARCH AND PREPARATION

Michael Graham, Senior Planner
Pamela Weiss, Planner I

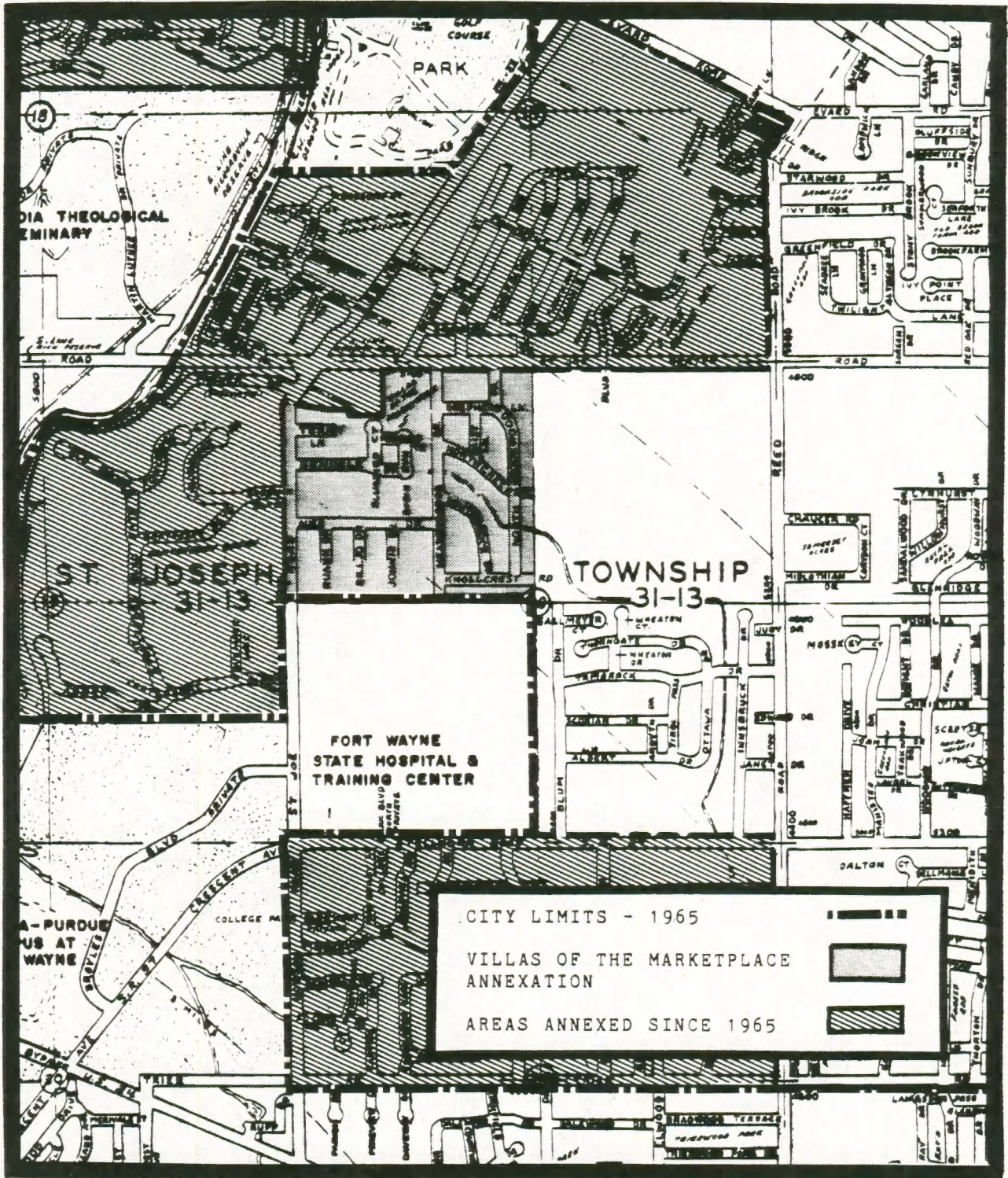
VILLAS OF THE MARKETPLACE ANNEXATION

PREFACE

Since its inception, the City of Fort Wayne has been annexing land adjacent to its corporate limits. As can be seen in Figure 1, the Villas of the Marketplace annexation is a logical continuance of this policy.

This fiscal plan, which is required by State Annexation Law, explains why the Villas of the Marketplace Annexation area meets the state law requirements for annexation. Also, this plan gives basic data regarding the area, describes the services which will be furnished to the area upon annexation by the City, and summarizes the fiscal impact of annexation upon the City.

FIGURE 1



CITY LIMITS ~ 1965

TABLE OF CONTENTS

| | |
|-----------------------------|-----|
| PREFACE | i |
| TABLE OF CONTENTS | iii |
| LIST OF FIGURES | v |
| LIST OF TABLES | vi |

SECTION I: BASIC DATA

| | |
|-------------------------------|---|
| A. Location | 1 |
| B. Size | 1 |
| C. Population | 1 |
| D. Buildings | 1 |
| E. Land Use | 1 |
| F. Zoning | 3 |
| G. Assessment | 3 |
| H. Tax Rate | 3 |
| I. Council District | 3 |

SECTION II: THE COMPREHENSIVE ANNEXATION PROGRAM. 5

SECTION III: STATE LAW REQUIREMENTS

| | |
|------------------------------------|----|
| A. Introduction | 7 |
| B. One-Eighth Contiguous | 7 |
| C. One-Fourth Contiguous | 9 |
| D. Conclusion | 14 |

SECTION IV: MUNICIPAL SERVICES

| | |
|--|----|
| A. Police Department | 15 |
| B. Fire Department | 17 |
| C. Emergency Medical Service | 18 |
| D. Solid Waste Disposal | 19 |
| E. Traffic Control | 20 |
| F. Streets and Roads | 20 |
| G. Parks | 22 |
| H. Water | 22 |
| I. Fire Hydrants | 22 |
| J. Sanitary Sewers | 24 |
| K. Storm Sewers | 24 |
| L. Street Lighting | 24 |
| M. Administrative Services | 26 |

SECTION V: FINANCIAL SUMMARY AND RECOMMENDATION

| | | |
|---|-----------------------------|----|
| A. | Revenues | 27 |
| B. | Expenditures | 28 |
| C. | Five Year Summary | 29 |
| D. | Recommendation | 30 |
| Appendix: Villas of the Marketplace Legal Description | | 32 |

LIST OF FIGURES

| FIGURE | TITLE | PAGE |
|-----------|--------------------------------------|------|
| Figure 1 | City Limits - 1965 | ii |
| Figure 2 | Location | 2 |
| Figure 3 | Zoning | 4 |
| Figure 4 | Annexations since 1850 | 6 |
| Figure 5 | Contiguity | 8 |
| Figure 6 | Irregular Boundaries | 13 |
| Figure 7 | Police and Fire Protection | 16 |
| Figure 8 | Street Signs | 21 |
| Figure 9 | Water Lines | 23 |
| Figure 10 | Sewer Lines. | 25 |

LIST OF TABLES

| TABLE | TITLE | PAGE |
|---------|---|------|
| Table 1 | Fort Wayne/Allen County Socio-economic Characteristics | 10 |
| Table 2 | Street Signage Costs | 19 |
| Table 3 | Tax Revenue Formula. | 27 |
| Table 4 | Taxing District Rate | 28 |
| Table 5 | Expenditures | 29 |
| Table 6 | Revenues Minus Expenses. | 30 |
| Table 7 | Total Tax Rate | 31 |

SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located northeast of Fort Wayne and is bounded on the north by St. Joe Center Road, on the west by St. Joe Road, on the east by the north/south center line of Section 20, in St. Joseph Township 31 North, Range 13 East, and on the south by the east/west center line of Section 20, in St. Joseph Township 31 North, Range 13 East (See Figure 2).

B. SIZE

The Villas of the Marketplace Annexation contains approximately 147 acres.

C. POPULATION

Block statistics from the 1980 Census of Population and Housing show that 618 people reside in the annexation area. Of this total 603 or 97.6 percent are Caucasian, while 7 or 1.1 percent are Black, and 5 or .8 percent are Hispanic, and 3 or .5 percent are Asian and Pacific Islanders.

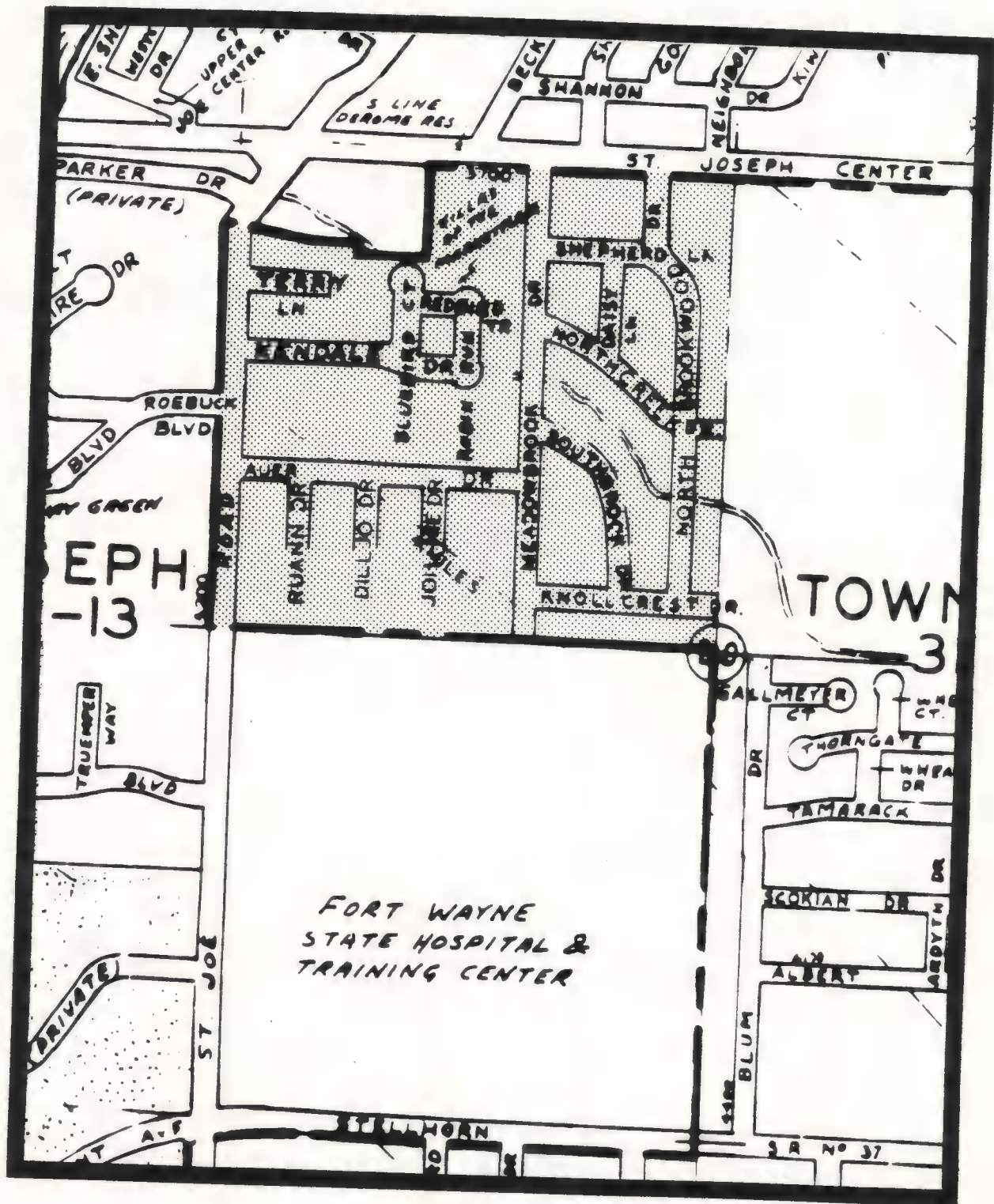
D. BUILDINGS

| | |
|--------------------------|----------------|
| Single Family Residences | 178 structures |
| Duplexes | 39 structures |
| Commercial Buildings | 4 structures |
| Institutional Buildings | 1 structure |

E. LAND USE (Approximations)

| | <u>Acres</u> | <u>Percent</u> |
|--------------|--------------|----------------|
| Residential | 123.2 | 83.8% |
| Right-of-Way | 19.0 | 12.9% |
| Commercial | 2.2 | 1.5% |
| Vacant | 1.5 | 1.0% |
| Church | <u>1.1</u> | <u>.8%</u> |
| TOTALS | 147.0 | 100% |

FIGURE 2



LOCATION

F. ZONING

The Villas of the Marketplace Annexation currently contains three zoning classifications (See Figure 3). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

| <u>County Zoning Classification</u> | | <u>City Zoning Classification</u> | |
|-------------------------------------|---------------------------------|-----------------------------------|-----------------------------|
| RS-1 | Suburban Residential | R-1 | Single Family Residence |
| RS-2 | Multi-Family Residential | R-3 | Multi-Family Residence |
| C-1A(P) | Professional Services (Planned) | BlA | Limited Business District A |

G. ASSESSMENT

\$2,399,500.00

H. TAX RATE: ('84 Payable '85 Rates)




| | |
|-------------------|---------------------------------|
| Existing: | \$6.0164 |
| After Annexation: | \$9.6494 |
| Increase: | \$3.633 (60.4 percent increase) |

I. COUNCIL DISTRICT

The annexation area will be in City Council District 2.

FIGURE 3



| | | |
|---------|---------------------------------|---|
| RS-1 | SINGLE FAMILY RESIDENTIAL |  |
| RS-2 | MULTIPLE FAMILY RESIDENTIAL |  |
| C-1A(P) | PROFESSIONAL SERVICES (Planned) |  |

ZONING

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

A. ANNEXATION GOALS

The annexation of the Villas of the Marketplace area is part of a larger comprehensive annexation program developed by the Department of Community Development and Planning and adopted by the Plan Commission and the City Council in 1975 and 1976. The resulting Annexation Policy and Program Study is currently used as a policy guide for the City's annexation program. This policy guide states two of the City's goals for annexation:

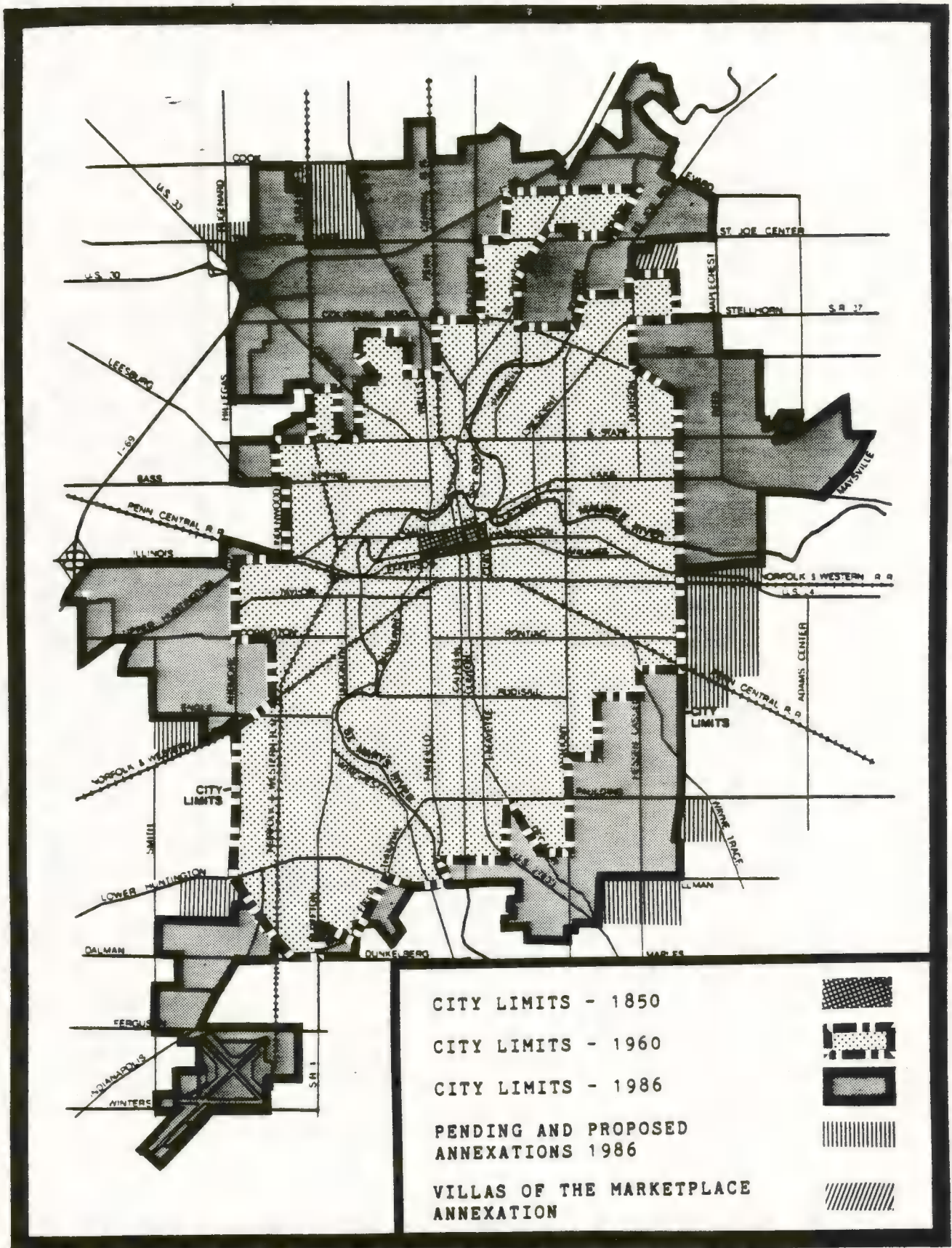
1. All "urban" land contiguous to the City limits should become part of the City.
2. All non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth should become part of the City.

The Villas of the Marketplace area met this criteria in 1976 and was targeted for annexation.

B. ANNEXATION HISTORY

Even before the establishment of the City's 1976 annexation goals and policies, community leaders pursued annexation. Figure 4 shows the City limits in 1850, the City limits in 1960, areas annexed since 1960 and areas presently proposed for annexation. As can be seen from this figure, annexation has been used extensively since 1850 to incorporate developing areas into the City. Because of this history of annexation, the community has maintained a single municipal entity to provide services to its residents. Had annexation not proceeded, one might imagine a multitude of municipal corporations providing duplicative and inefficient services to Fort Wayne residents.

FIGURE 4



ANNEXATIONS SINCE 1850

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must insure that the proposed annexation is in accordance with the State law requirements as established in IC 36-4-3. The statute mandates that the courts accept the annexation if the area meets either of the following criteria:

1. The boundaries of the annexation area must be at least one-eighth (12.5 percent) contiguous to the corporate limits, and the area must meet one of the following conditions:
 - a. Have a population density of at least three persons per acre; or
 - b. Be zoned for commercial, business or industrial uses; or
 - c. Be at least 60 percent subdivided; or
2. The boundaries of the annexation area must be at least one-fourth (25 percent) contiguous to the corporate limits, and the area must be needed and can be used by the municipality for its development in the reasonably near future.

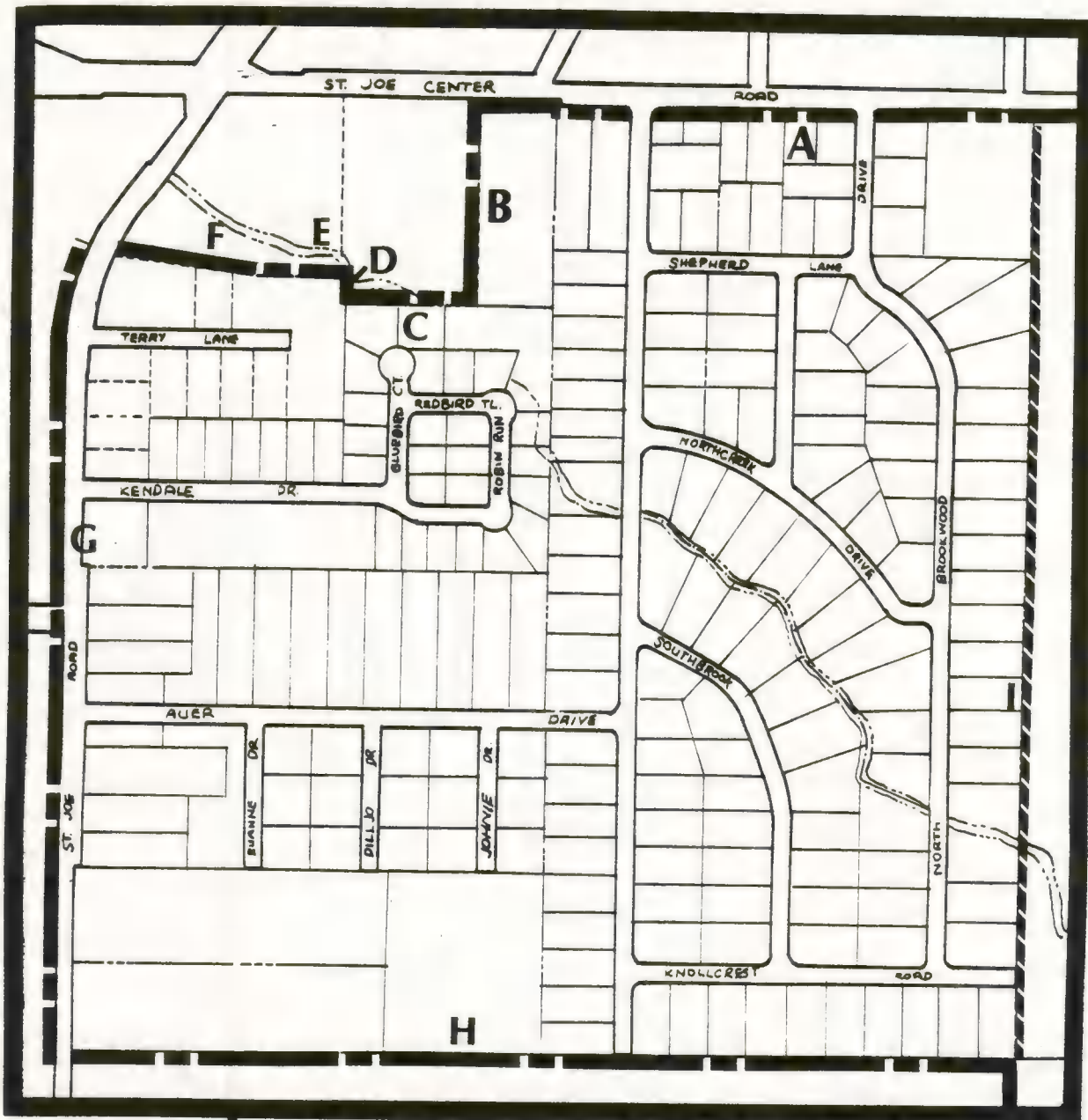
In either case, the municipality must also prepare a written Fiscal Plan for providing services to be furnished to the annexed territory, together with the methods for financing such services. The Villas of the Marketplace annexation meets both options which have been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how this annexation meets the two annexation tests.

B. ONE-EIGHTH CONTIGUOUS

Figure 5 illustrates the length of the external boundaries of the annexation area. As can be seen, 76.1 percent of the annexation area's boundaries are contiguous to Fort Wayne. Therefore, this annexation easily meets the 12.5 percent contiguity requirement mandated by state statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of three conditions are met. The Villas of the Marketplace annexation meets all three of the options in that it is 75% subdivided, is zoned for commercial use, and has a population density of 4.2 persons per acre.

FIGURE 5
CONTIGUITY



Contiguous

| | |
|----|---------------|
| A. | 1550' |
| B. | 600' |
| C. | 400' |
| D. | 100' |
| E. | 200' |
| F. | 450' |
| G. | 2300' |
| H. | 2675' |
| | <hr/> |
| | 8275' (76.1%) |

Not Contiguous

| | |
|----|---------------|
| I. | 2600' |
| | <hr/> |
| | 2600' (23.9%) |

C. ONE-FOURTH CONTIGUOUS

The second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous and if it is needed and can be used by the municipality for its development in the reasonably near future (IC-36-4-3-13). The annexation is 76.1 percent contiguous to Fort Wayne. Therefore, it meets the contiguity requirements mandated by the second test.

Having met the contiguity requirement, the area must be needed and can be used by the municipality for its development in the reasonably near future. As will be explained, the Villas of the Marketplace Annexation Area meets this requirement and is needed for the following reasons:

1. Equalizing the Tax Burden;
2. More efficient Service Provision; and
3. Planning Control

1. Equalizing the Tax Burden

One of the most serious problems confronting Fort Wayne is finding ways to maintain urban services at acceptable levels in an environment of declining revenues and population. Inflationary pressures push up the cost of providing services, while suburban migration depreciates the City's tax base. A smaller number of City residents must bear the cost of maintaining services. Everyone in the metropolitan area benefits from a healthy central city and its facilities and services, but not everyone bears an equitable share of the cost.

The gravity of this problem can be understood by examining socio-economic trends in the Fort Wayne and Allen County area. Fort Wayne's share of Allen County population has been steadily decreasing (See Table 1). Between 1960 and 1980, the Fort Wayne proportion of the total County population has decreased from 70 percent to 59 percent (to 48 percent if the population annexed during the two decades is discounted).

These shifts in population, with the resultant loss of income, have made it exceedingly difficult for the City to provide adequate services. Compounding this problem is the fact that the City has been shouldering a disproportionate share of the metropolitan area's social problems.

This fact is clearly shown in Table 1. For example, the City, with 59 percent of the County's population in 1980, had 83 percent of all families in Allen County that received public assistance income. In addition, 97 percent of all Allen County families that had incomes below the poverty level resided in the

TABLE 1
FORT WAYNE / ALLEN COUNTY
SOCIOECONOMIC CHARACTERISTICS

| FORT WAYNE | | | ALLEN COUNTY (excluding F.W.) | | TOTAL ALLEN COUNTY |
|---|----------|-------|----------------------------------|-------|-----------------------|
| POPULATION | | | | | |
| 1960 | 161,776 | 70.0% | 70,420 | 30.0% | 232,196 |
| 1970 | 177,671 | 63.4% | 102,784 | 36.6% | 280,455 |
| 1980 | 172,196 | 58.5% | 122,139 | 41.5% | 294,335 |
| ELDERLY POPULATION (65+) | | | | | |
| 1960 | 15,245 | 78.3% | 4,230 | 21.7% | 19,475 |
| 1970 | 18,240 | 76.4% | 5,634 | 23.6% | 23,874 |
| 1980 | 20,479 | 72.9% | 7,595 | 27.1% | 28,074 |
| MEDIAN FAMILY INCOME | | | | | |
| 1960 | \$ 6,492 | | \$ 6,732 | | |
| 1970 | \$10,401 | | \$12,627 | | |
| 1980 | \$19,580 | | \$25,777 | | |
| FAMILIES RECEIVING PUBLIC ASSISTANCE INCOME | | | | | |
| 1970 | 1,364 | 81.7% | 306 | 18.3% | 1,670 |
| 1980 | 4,120 | 82.7% | 861 | 17.3% | 4,981 |
| FAMILIES WITH FEMALE HEAD OF HOUSEHOLD | | | | | |
| 1970 | 5,201 | 81.8% | 1,154 | 18.2% | 6,355 |
| 1980 | 11,802 | 81.6% | 2,655 | 18.4% | 14,457 |
| POPULATION RECEIVING SOCIAL SECURITY INCOME | | | | | |
| 1970 | 18,872 | 76.3% | 5,866 | 23.7% | 24,738 |
| 1980 | 17,240 | 73.5% | 6,206 | 26.5% | 23,446 |
| FAMILIES WITH INCOMES LESS THAN POVERTY LEVEL | | | | | |
| 1970 | 2,750 | 76.8% | 833 | 23.2% | 3,583 |
| 1980 | 3,756 | 78.7% | 1,019 | 21.3% | 4,775 |

Source: General Social and Economic Characteristics, Indiana (1970), U.S. Bureau of the Census.

Census of Population and Housing, Indiana, (1980), U.S. Bureau of the Census.

City in 1980. Finally, Fort Wayne also had 79 percent of all families that had a female head of household and 74 percent of the Allen County population that received social security income in 1980.

The impacts of these demographic changes in Fort Wayne-Allen County have been inequitable. Population shifts and the fact that a disproportionate number of the economically disadvantaged live in Fort Wayne are reasons why City residents are required to pay higher taxes than suburban residents. However, they are less able to accommodate the higher taxes than their suburban counterparts because, as Table 1 shows, the median family income for the City was \$6,197 less than the median family income for the remainder of Allen County in 1980.

To make matters worse, the evidence suggests that not only do city residents pay higher taxes because they support disproportionate numbers of the economically disadvantaged, but they pay higher taxes because they are also subsidizing a large segment of the suburban population.

Although it is very difficult to document the exact extent of the subsidization taking place, it is clear that every day, large numbers of suburban residents consume significant quantities of police, fire, park, and street services from Fort Wayne while not paying their fair share. For example, a random examination of the accident reports prepared by the Fort Wayne Police Department for the week of August 5-15, 1984, shows that they responded to 151 accidents in the City. Of the 151 reports in which the address of the person (or persons) involved in the accident could be determined, it was discovered that 62 police runs were made to assist county residents. Thus, 41 percent of the accident runs made by the Fort Wayne Police Department in this week were made to assist county residents. It is worth noting that the budget of Police Department is comprised primarily of funds received from the City's General Fund. City residents pay \$2.6249 per every \$100 of assessed property valuation for this fund, whereas county residents do not contribute to this fund.

Such subsidization of county residents by their less affluent City neighbors is not only confined to the Police Department. For example, with its recreational facilities and special activities, such as basketball courts, baseball diamonds, tennis courts, playground facilities, concerts, and rose walks, the Fort Wayne Parks Department attracts people from all over Allen County. However, only City residents pay the tax of .4074 cents per every \$100 of assessed valuation so that everyone can continue to enjoy the City's park system.

The fact that suburban residents of Fort Wayne consume such a large amount of City services may surprise some people, parti-

cularly those suburban residents who claim they never use City services. However, it tends to confirm that the City of Fort Wayne is a social, recreational, governmental, economic, educational, and cultural center for the entire metropolitan region and, as such, it provides numerous services to non-City residents. In conclusion, one of the reasons Fort Wayne needs the Villas of the Marketplace annexation area is to help equalize the tax burden, which in turn, will enable the City to continue to provide adequate services to its residents.

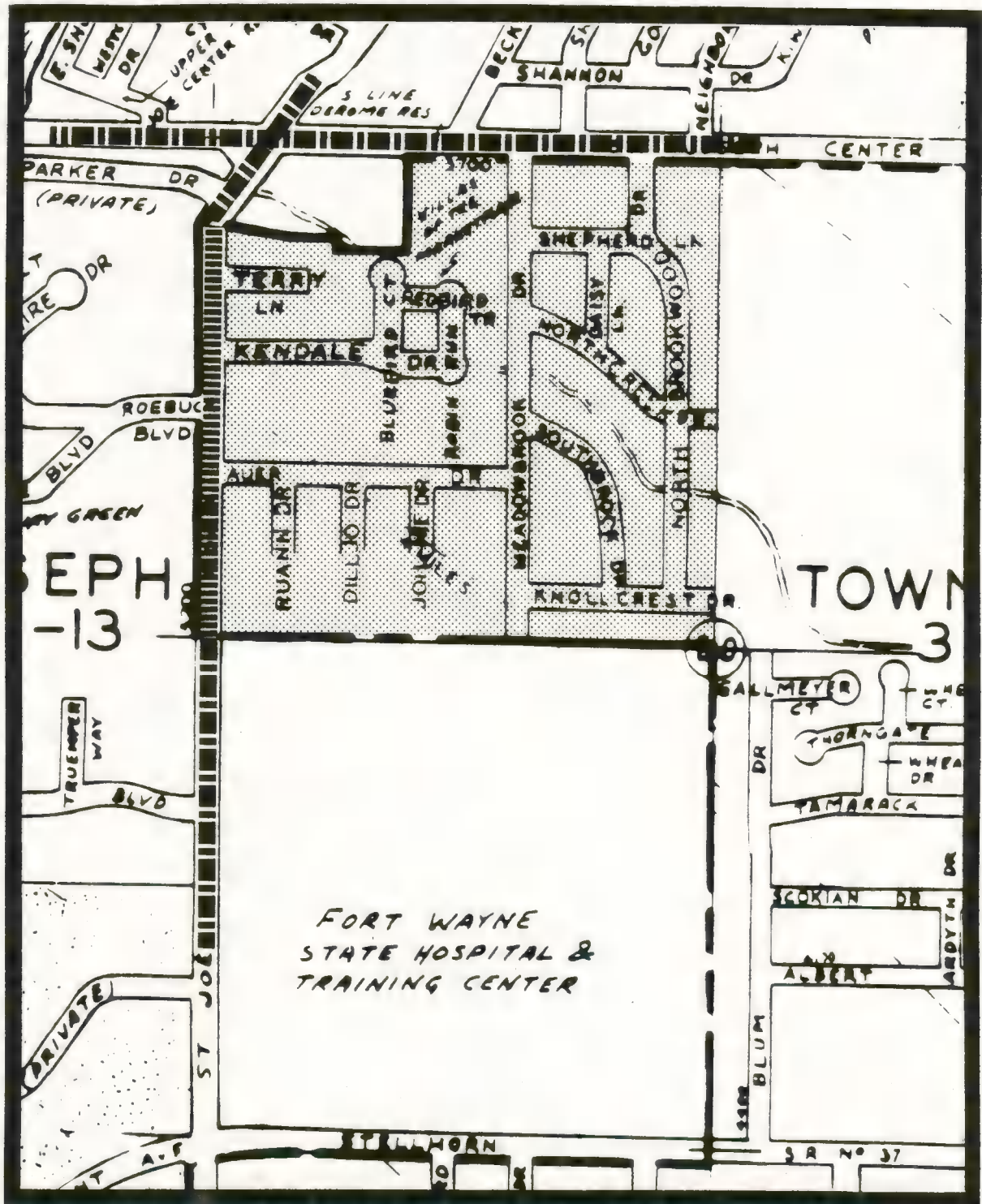
2. More Efficient Service Provisions

The Villas of the Marketplace area is also needed so that the City can provide services more efficiently. The annexation of this area will improve the delivery of services in two ways: first, it will greatly reduce problems associated with irregular boundaries and, second, it will enable the City to take advantage of economies of scale. Regarding the first point, service providers who are confronted with irregular and confusing boundaries react in one of two ways: they provide services, or they don't provide services. As a result, many areas which are on the border between the city and the county, and which have irregular boundaries, may be receiving too few or too many services. This problem is particularly relevant for the Villas of the Marketplace area. As Figure 6 shows, the city limits along St. Joe Road are particularly confusing. If a traffic accident occurs on this road, there may be some confusion about whether the accident is in the city or in the county. The annexation of this area will alleviate this problem, as the entire roadway will be within Fort Wayne after its annexation.

The City will also be able to improve its service delivery by taking advantage of economies of scale. If, for example, Fort Wayne invests in a fire station, a truck, and the staff necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of three miles in all directions and the jurisdiction of the station is limited to two miles, the station is being underutilized. This is inefficient and increases the cost of fire protection for the entire area. In fact, this is the case in the Villas of the Marketplace annexation area. Both the Fort Wayne Police and Fire Departments have stated that they can provide services to the Villas of the Marketplace area with no increase in staff and with minimal or no increase in expenditures.

Therefore, the annexation of this area will enable both departments, as well as other service agencies, to utilize their excess capacity, and will reduce the cost of services for the thousands of Fort Wayne residents who are presently paying for this excess capacity.

FIGURE 6



IRREGULAR BOUNDARIES

3. Planning Control

The Villas of the Marketplace Annexation Area is also needed by Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards that are more attuned to urban areas which are adjacent to the City. On the other hand, the county, which has large amounts of agricultural land, has standards that are more attuned to a rural lifestyle.

It makes sense to have distinct standards for the urban and rural uses. What does not make sense is to allow areas that are within the sphere of influence of Fort Wayne, and which are urban in nature, to be subjected to standards which may not be suitable for urban development.

D. CONCLUSION

The Villas of the Marketplace Annexation Area should be annexed into Fort Wayne because it meets the annexation tests that have been established by the State Legislature. The annexation area is 76.1 percent contiguous to the City, has 4.2 persons per acre, and is zoned for commercial use. In addition, the area meets yet another test for annexation in that it is more than 25 percent contiguous and is needed and can be used by the City for its growth and development in the near future.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan projects costs and methods of financing municipal services for the Villas of the Marketplace annexation area. Also described are how and when the City plans to extend non-capital services and capital improvements. As will be seen, the explanations of the above provisions satisfy the requirements of Indiana State Law.

The municipal services described in this section are analyzed according to the needs of the Villas of the Marketplace annexation area, the costs of providing services, and funding sources. As required by state law, the annexation area will be treated equally with other City areas, and will receive urban services in the same manner as other areas within the City. However, because the City does not employ different service standards for different areas of the City, the annexation area is compared with the service standards as they exist for the entire City. Fort Wayne will provide services of a non-capital nature, including police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance within one year after the effective date of annexation. Street lighting and street construction will be provided in accordance with the standard procedures of the City, which include petitioning and financial participation by property owners. The water, sewer, and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant state law and utility policies. Existing facilities of the Fort Wayne Parks and Recreation Department will also be available to residents of the area upon annexation. Park development within the annexation area is contingent upon the park planning standards and methods used throughout the City.

A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

District 1 will be expanded to cover the Villas of the Marketplace Annexation Area upon annexation (See Figure 7). The Police Department keeps tabulation on the percentage of personnel

and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation. A maximum number of 10 patrols is forecast for the annexation area within a 24-hour period. The A shift can make a maximum of four patrols while the B and C shift can make a maximum of three patrols. Even though there will be daily variations, the Chief of Police will routinely monitor the situation and will make the necessary adjustments in patrol districts, patterns, and manpower so that response time to high priority calls will be approximately three minutes -- which is standard for the City.

It should be noted that the Police Department is studying the need for, and possible location of, a North End Precinct Station. If constructed, this station would increase efficiency of police services to the North end of the City.

The cost to provide protection to the annexation area will be \$3,276.00 a year. This cost is based on a maximum of ten patrols in a 24-hour period. To arrive at the total cost for police services, the number of miles from the annexation area, to the furthest point in the precinct, 6 miles, are multiplied by .15 per mile travel cost. Funding for police services in the annexation area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund.

CAPITAL COST: \$.00
ESTIMATED ANNUAL COST: \$3,276.00

B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Villas of the Marketplace annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection. Primary response will come from Station 14 at 3400 Reed Road. This station is 2.3 miles away from the annexation area and could respond to a fire in the area in less than 4 minutes. One 1,500 gallon per minute Class A Pumper is located at this station. Back-up response will come from Station 13 at 1103 E. Coliseum (See Figure 7).

The annexation of the Villas of the Marketplace Area will not require a new fire station nor will it require additional personnel or equipment. The only additional expense is expected to be operating costs, including gasoline, postage and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for this increment in

operating costs will come from the Fire Department's budget through the General Fund.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$0

C. EMERGENCY MEDICAL SERVICE (EMS)

At present time, Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Villas of the Marketplace Annexation residents may receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of advanced life support ambulance service until annexation has occurred or the St. Joe Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation, this agreement is not necessary).

Using service run records of the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 14. Secondary assistance from the Fire Department will come from Station 13. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firefighters are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based primarily on user fees plus a small, decreasing city tax subsidy, which over the next few years should drop to zero, leaving user fees as the sole financial support of the system. The charges for ambulance service, as of June 1, 1985 are shown below:

1. \$85 plus \$5 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$95 plus \$5 per loaded mile for non-scheduled non-emergency transfers.
3. \$342 plus \$5 per loaded mile for life threatening emergencies.
4. \$385 plus \$5 per loaded mile for life-threatening emergencies for (non-City residents).

This method of financing permits EMS service to be extended to the annexation area with its existing budget and no additional

manpower or equipment will be needed to service the annexation area.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide garbage collection to the Villas of the Marketplace area. The City currently contracts with National Serv-All and SCA Services of Indiana to supply this service. The Villas of the Marketplace annexation area will be served by SCA Services. According to the contract agreement, the City is charged \$33.96 per household per year for this service. Consequently, annexation of 256 residences in the Villas of the Marketplace area will cost \$8,694 per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General fund.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL OPERATING COST: \$8,694.00

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area within eight to ten months after the effective date of annexation. Traffic Engineering provides installation and maintenance of traffic control devices and completes surveys and investigations which are needed to provide these services.

TABLE 2
STREET SIGNAGE COSTS

| <u>TYPE</u> | <u>SIZE</u> | <u>No. Required</u> | <u>COST</u> | <u>TOTAL COST</u> |
|---------------------------------|-------------|---------------------|-------------|--------------------|
| Stop | 30" x 30" | 1 | \$28.35 | \$ 28.35 |
| Dead End | 24" x 24" | 4 | \$19.80 | \$ 79.20 |
| Street Name | 24" x 6" | 17 | \$49.90 | <u>\$848.30</u> |
| | | | | \$955.85 |
| <u>POST</u> | | | | |
| 12' 3 lb. | | 1 | \$15.65 | \$ 15.65 |
| 12' 2 lb. | | 21 | \$11.25 | <u>\$ 236.25</u> |
| | | | | \$ 251.90 |
| <u>LABOR</u> | | | | <u>\$ 367.40</u> |
| GRAND TOTAL LABOR AND MATERIAL: | | | | <u>\$ 1,575.15</u> |

The Traffic Engineering Department will not require additional personnel to perform its services in the Villas of the Marketplace Annexation Area. Capital and labor costs will be \$1,575.15 for the installation of street signs in the area (See Figure 8).

There will also be an annual cost of \$335.00 for the painting of 5,000 feet of center line and edge line along St. Joe and St. Joe Center Roads. Funding sources for these services will be from real estate taxes, Motor Vehicle Highway (MVH) funds, and Revenue Sharing Funds.

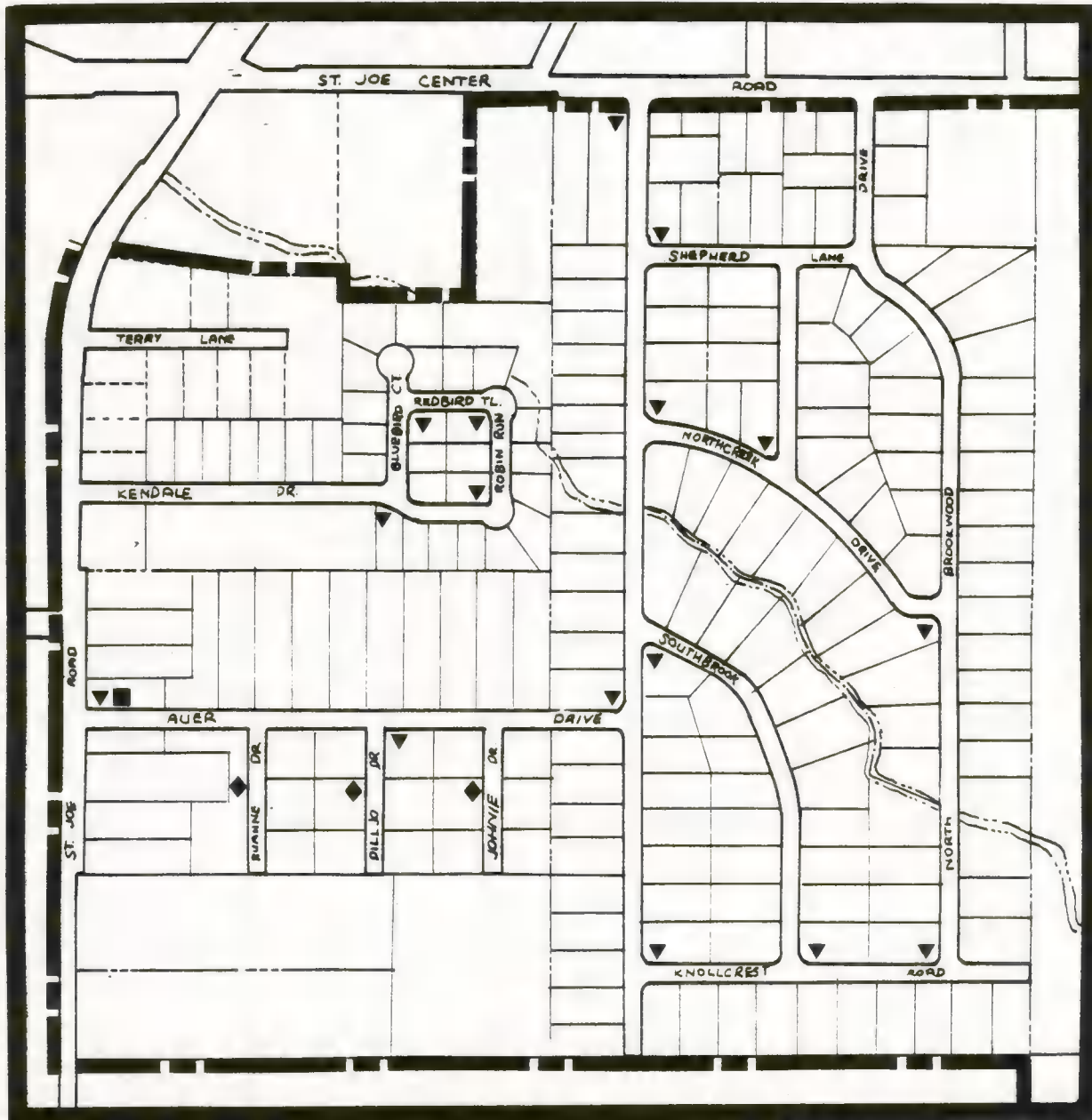
CAPITAL COST: \$1,575.15
ESTIMATED ANNUAL COST: \$ 335.50

F. STREETS AND ROADS

The incorporation of the annexation area will add .69 miles of arterial streets and 2.67 miles of residential streets in good to fair condition. The Fort Wayne Street Department will be responsible for the general maintenance of all of the streets in the annexation area immediately after the annexation. General maintenance includes snow and ice removal, and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and they will be similar to those services already provided to the rest of the City. The average cost of general street maintenance is \$2,500 per mile of street per year, so the annexation will cost the City approximately \$8,400 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering Department funds come from the Motor Vehicle Highway, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) Programs.

Besides the maintenance services just discussed, the Street Department will improve streets upon receipt of a petition from the property owners. Arterial and often collector streets can be improved with funding from accounts such as FAU and LARS. The cost to improve other residential streets will be split between the property owners petitioning for the improvements and the City. The City's share will come from Motor Vehicle Highway funds. All petitions from the annexation area will be treated equally with other petitions in the City and honored according to the same criteria such as filing date and amount of money available in any particular year. If annexed, the residents will

FIGURE 8



| | |
|---------------|---|
| STREET SIGN | ▼ |
| STOP SIGN | ■ |
| DEAD END SIGN | ◆ |

STREET SIGNS

be able to use Barrett Bonding as a capital source to finance their share of the street project.

The City of Fort Wayne has agreed not to open or extend Auer Drive to the Sunny Meadows Addition nor seek to condemn real estate owned by Auer Association, Inc., which would permit such extension, for a period of ten (10) years from the effective date of annexation.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$8,400.00

G. PARKS

Residents of the annexation area presently have access to City facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Being that Shoaff Park, a 169 acre Community Park with basketball, tennis, baseball and soccer facilities plus two pavilions, a boat launch, golf course and other recreational opportunities, is located in close proximity to the area, there is no need for additional open space at this time. After annexation, the residents in this area will continue to have access to these facilities and, through the property tax, will contribute to their maintenance. Community Development Block Grant and Revenue Sharing Funds will also contribute to the maintenance of the City parks.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

H. WATER

The Fort Wayne water utility is presently serving about 220 customer accounts in the annexation area (See Figure 9). If requested, the utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water services. The extension of water services to individual developments will be considered once the property owners in the area petition for such service. This procedure is the same as that being used by areas within the City. The property owners in the area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period. Also, when the area is annexed into the City, the residents who are using the water utility system will no longer have to pay the 35 percent out-of-City surcharge.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

This is a detailed black and white map of a residential subdivision. The map shows a grid of lots, with a central area containing a small rectangular building footprint. A winding road or path runs through the center, and a larger road is visible on the left. The map includes various line styles (solid, dashed, dotted) and symbols (dots, circles) indicating specific features or boundaries.

●

23

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$181.50 annually for each fire hydrant located within the City. Since the annexation contains 11 fire hydrants, the City will pay the utility \$1,996.50 a year after the area is annexed into the City. This money will be taken from the General Fund.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$1,996.50

J. SANITARY SEWERS

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to over 95 percent of the annexation area (See Figure 10). A majority of residents in the Villas of the Marketplace Addition waived their right to remonstrate against annexation when they or the original property owner accepted sewer facilities. If additional sewer service is desired, the Water Pollution Control Department has the capability to provide this service. However, the residents will first have to petition the Board of Public Works. Residents will also have to pay for such service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers. Presently the City is considering the Pump Station Elimination Project which could begin construction this fall. This project will eliminate sewage from overflowing into the Shoppman Ditch which runs through the annexation area.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

K. STORM SEWERS

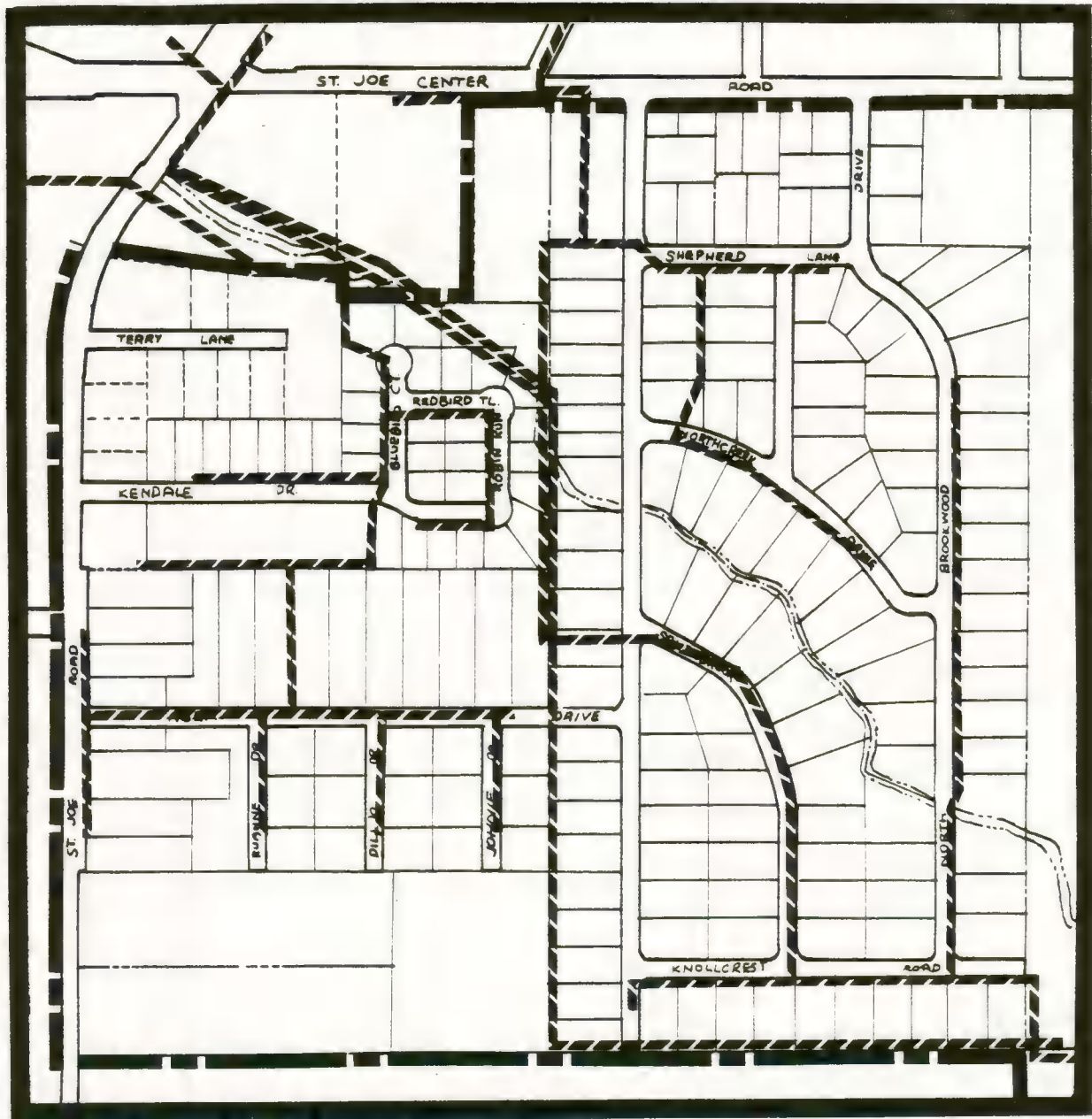
Upon annexation, the Department of Water Pollution Control will begin maintenance of the existing storm sewer system in the Villas of the Marketplace Annexation Area. The storm water drainage flows into the Shoppman Ditch.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place street lights at the twenty-three intersections in the annexation area which do not have them. In order to expedite the installation of the street

FIGURE 10



EXISTING SEWER LINES --- 

SEWER LINES

lights, residents should petition them from the Street Lighting Department. Once the petition has been received by the City, it will be placed on a waiting list. When street lights have been constructed for all requests which were received prior to the petition from the annexation area, construction will begin as soon as funds are available. The City will pay for the construction costs. These capital costs will be funded from various sources such as, revenue sharing, light lease, and the general fund. Operating costs will be paid by the City through the regular departmental budgets. Any additional mid-block lighting must be petitioned for by the residents involved per State Statute. If the residents prefer to have ornamental lights or underground wiring, they would also have to petition for them and would be assessed for the cost of such installation.

It is assumed that the twenty-three additional street lights will be constructed in the third year and that the operating costs will be computed as an annual operating cost from that year on.

| | |
|-------------------------|---------------------------------|
| CAPITAL COST: | \$18,200 (the third year) |
| ESTIMATED ANNUAL COSTS: | \$0 (the first and second year) |
| | \$783.61 (the third year) |

M. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Villas of the Marketplace Annexation Area residents within one year after the effective date. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State, and the Federal Government.

| | |
|----------------------------------|-----|
| ESTIMATED CAPITAL COST: | \$0 |
| ESTIMATED ANNUAL OPERATING COST: | \$0 |

SECTION FIVE

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Villas of the Marketplace Annexation. This section will also provide a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Villas of the Marketplace Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in Table 3.

TABLE 3
TAX REVENUE FORMULA

| | | | | | |
|--------|----|-------------------|-----------------------------------|---|----|
| | | $\frac{V-E}{100}$ | (T) | = | TR |
| WHERE: | V | = | Assessed Valuation | | |
| | E | = | Home Mortgage Exemption (\$1,000) | | |
| | T | = | Tax Rate Difference | | |
| | TR | = | Tax Return | | |

The total assessed valuation of the proposed Villas of the Marketplace Annexation is \$2,399,500. Home mortgage exemption is deducted from this total. There are 217 residential units in the annexation area and assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation of the annexation area is \$2,182,500. The \$2,182,500 is then computed with the City's present tax rate less that part the residents are presently paying (the tax rate, see Table 4, is 3.888). However, property owners in this area are already paying the Public Transportation and the Transportation Bond Taxes. Subtracting these rates from the total rate leaves a tax increase of \$3.732. After the above computations are made, property tax revenues for the Villas of the Marketplace Annexation will be \$81,451. Finally, a 20 percent individual tax credit is deducted from this figure. Therefore, the total amount of property tax revenue that will be paid by the residents of this area will be \$65,161. The 20 percent deduction will be returned to Fort Wayne by the State with revenues raised by the State sales tax. The total revenues received by the City from this annexation will be \$81,451 when the property tax relief revenues from the State are received.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) Funds. This is because these funds are allocated according to street miles. In 1984, the City received \$3,573 per street mile from the Motor Vehicle Highway (MVH) Fund and \$1,802 from the Local Arterial Roads and Streets (LARS) Fund. The annexation area will add 3.36 miles to the City's street system. Therefore, the City will receive an additional \$12,005 from Motor Vehicle Highway (MVH) and an additional \$6,055 from Local Arterial Roads and Streets (LARS) because of the Villas of the Marketplace Annexation.

TABLE 4
TAXING DISTRICT RATE

| | |
|----------------------------|--------------|
| Corporation General | \$2.6249 |
| Sewers | .0162 |
| Corporation Bond | .3879 |
| Firemen Pension | .1546 |
| Policemen Pension | .1227 |
| Parks General | .3959 |
| Redevelopment General | .0141 |
| Sanitary Officers Pension | .0157 |
| Public Transportation | .1180 |
| Public Transportation Bond | <u>.0380</u> |
| | 3.8880 |

In addition to property taxes and highway funds, the City receives revenues from Federal Revenue Sharing Funds, the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Villas of the Marketplace Annexation cannot be calculated. Still, these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 5. Capital costs are separated from operating costs, and they are considered as maximum expenditures. Since the needs of the annexation area must be treated equally with the needs of other areas in Fort Wayne, capital improvement projects such as the construction of streets, curbs, and sidewalks must follow routine city procedures which often require petitioning. Utility costs are not reported here as they are paid for by the property owners, and only after they request the improvements.

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Villas of the Marketplace Annexation Area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 4.2 percent inflation factor for municipal expenditures, and a 5 percent increase factor for City revenues. The 4.2 percent inflation factor is the rate of inflation from October 1983 to October 1984 as calculated by the U.S. Department of Labor. The revenue factor is derived from the percent increase of assessed valuation in Indiana. This increase is applied to the City's allowed levy ceiling.

TABLE 5
EXPENDITURES

| <u>DEPARTMENTS</u> | <u>CAPITAL COSTS</u> | <u>OPERATING COSTS</u> |
|--------------------------|----------------------|------------------------|
| Police Department | \$.00 | \$3,276.00 |
| Fire Department | .00 | .00 |
| EMS | .00 | .00 |
| Solid Waste Disposal | .00 | 8,694.00 |
| Traffic Control | 1,575.15 | 335.00 |
| Streets | .00 | 8,400.00 |
| Street Lighting | 18,200.00 | 783.00 |
| Parks | .00 | .00 |
| Water | .00 | .00 |
| Fire Hydrants | .00 | 1,996.50 |
| Sanitary Sewer | .00 | .00 |
| Storm Sewer | .00 | .00 |
| Administrative Functions | .00 | .00 |
| TOTALS | \$19,775.15 | \$23,485.11 |

Table 6 includes both capital and operating costs in the estimated first year expenditures. Capital costs are a one time expenditure to upgrade the proposed annexation area. Capital costs of \$1,575.00 are included in the expenditures for 1986. Additionally, capital costs of \$18,200.00 for street lighting are included in the expenditures for 1988. The inclusion of these capital expenditures explains why expenses will decrease from 1988-1989.

Property tax revenue from the annexation area will not be collected until 1988. Assuming the area is annexed in December of 1986, assessment will not occur until March of 1987, with revenues being collected in 1988. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$9,447 in 1987, however,

this loss will be offset by an additional \$18,060 in highway funds.

TABLE 6
REVENUES MINUS EXPENSES

| | EXPENDITURES | PROPERTY TAX REVENUE | MVH & LARS | BALANCE |
|------|------------------|-------------------------|-----------------|------------------|
| 1987 | \$ 25,060 | | \$18,060 | -7,000 |
| 1988 | 24,471 | \$ 85,524 | 18,060 | +79,113 |
| 1989 | 45,259 | 89,800 | 18,060 | +62,601 |
| 1990 | 26,570 | 94,290 | 18,060 | +85,780 |
| 1991 | 27,686 | 99,005 | 18,060 | +89,379 |
| | <u>\$149,046</u> | <u>\$368,619</u> | <u>\$90,300</u> | <u>\$309,873</u> |

D. RECOMMENDATION

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Villas of the Marketplace Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1986.

It is not anticipated that, due to the annexation of the Villas of the Marketplace area, any governmental employees will be eliminated from other governmental agencies. Because of this fact, no plan has been prepared for the hiring of such employees.

TABLE 7

| | ST. JOSEPH TRANSIT | FT. WAYNE ST. JOSEPH | | |
|--|----------------------------------|-------------------------|--------|--------|
| STATE | State Fair Board | .0035 | .0035 | |
| | State Forestry | .0065 | .0065 | |
| | TOTAL STATE | | .0100 | .0100 |
| COUNTY | County General | .9150 | .9150 | |
| | County Welfare | .3421 | .3421 | |
| | County Health | .0730 | .0730 | |
| | Cumulative Bridge | .0500 | .0500 | |
| | County Bonds | .0490 | .0490 | |
| | County Bonds | .0439 | .0439 | |
| | Redevelopment Bonds | .0260 | | |
| | TOTAL COUNTY | | 1.499 | 1.4730 |
| TOWNSHIP | Township General | .0045 | .0082 | |
| | Poor Relief | .0082 | .0082 | |
| | Fire Protection | .0730 | | |
| | Township Recreation | .0033 | .0033 | |
| | TOTAL TOWNSHIP | | .089 | .0160 |
| SCHOOLS | School General | 2.9260 | 2.9260 | |
| | School Debt | .2200 | .2200 | |
| | Cumulative Building | .4000 | .4000 | |
| | School Transportation | .3750 | .3750 | |
| | Museum of Art | .0050 | .0050 | |
| | TOTAL SCHOOL | | 3.926 | 3.9260 |
| LIBRARY | Library Operating | .3134 | .3134 | |
| | Library Bond | .0230 | .0230 | |
| | TOTAL LIBRARY | | .3364 | .3364 |
| CITY AND SPECIAL TAXING DISTRICT | Corporation General | | 2.6249 | |
| | Redevelopment General | | .0141 | |
| | Sewer Fund | | .0162 | |
| | Corporation Bond | | .3879 | |
| | Fire Pension | | .1546 | |
| | Police Pension | | .1227 | |
| | Park General | | .3959 | |
| | Sanitary Officers Pen. | | .0157 | |
| | Public Transportation | .1180 | .1180 | |
| | Transportation Bond | .0380 | .0380 | |
| | TOTAL CITY & SPECIAL DISTRICT | | .1560 | 3.8880 |
| | TOTAL TAX RATE | | 6.0164 | 9.6494 |

APPENDIX: VILLAS OF THE MARKETPLACE ANNEXATION LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 20, and the Northeast Quarter of Section 19, Township 31 North, Range 13 East, Allen County, Indiana; more particularly described as follows, to-wit:

Beginning at the intersection of the West right-of-way line of St. Joe Road with the South line of the Northeast one quarter of Section 19, Township 31 North, Range 13 East; thence North along the West right-of-way line of St. Joe Road to the Southwest corner of Ordinance No. X-02-76; thence following in an Easterly direction along the South line of Ordinance No. X-02-76; being the existing City Limits line, to the Southeast corner of Ordinance No. X-02-76; thence in a Northerly direction of the East line of Ordinance No. X-02-76; being the existing City Limits line, to the South right-of-way line of St. Joseph Center Road; thence in an easterly direction along the South right-of-way line of St. Joseph Center Road to its intersection with the East line of the Northwest quarter of Section 20, Township 31 North, Range 13 East; thence South along the East line of the Northwest quarter of Section 20, Township 31 North, Range 13 East, to the South line of the Northwest quarter Section 20, Township 31 North, Range 13 East; thence West along the South line of the Northwest quarter of Section 20, Township 31 North, Range 13 East, to its intersection with the West line of the Northwest quarter of Section 20, Township 31 North, Range 13; thence continuing West along the South line of the Northeast quarter of Section 19, Township 31 North, Range 13 East, to the point of beginning on the West right-of-way line of St. Joe Road.

